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AUTHOR Czerniak, Robert, Comp.
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ABSTRACT

This bibliography includes citations of approximately 60 books and articles pertaining to manufactured housing or "mobile homes," an important segment of the national housing industry. The availability of manufactured homes for low and moderate income groups is significant in light of skyrocketing new-housing costs. The South leads the nation with the highest numbers of manufactured units sited. The popularity of manufactured housing has created a number of issues for federal, state, and local governments. The federal and state roles have been primarily in the area of establishing building standards and regulations. State regulation has also been involved in the transportation of manufactured housing on state roads. States have begun to review taxation of mobile homes, while local governments have been creating regulations regarding zoning and the siting of manufactured housing. The most common restriction is to limit siting to "mobile home parks." The bibliography citations are classified under the following nine topic areas: Land Use Regulations; Impacts on Residential Areas; Construction Standards; Affordable Housing; Tax Issues; Trends and Forecasts; Parks; Value; and Case Studies. Most listings include title, author, publication source and volume numbers, page numbers, and publication date. The document also contains selected lists of journals and associations pertaining to housing. The citations were the result of online database searches through the DIALOG and LOGIN systems. The databases used in DIALOG were: the Architectural Database, Encyclopedia of Associations, PAIS International, and Trade and Industry. (TES)

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MANUFACTURED HOMES AS AFFORDABLE HOUSING IN RURAL AREAS

Compiled by:

Dr. Robert Czerniak
New Mexico State University
New Mexico RIC State Coordinator

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MANUFACTURED HOUSING

Manufactured housing or "mobile homes," are an important segment of the national housing industry. In 1982, 1.99 million of new housing units were constructed in the United States. In that same year, 236,000 units of manufactured homes were placed on sites. The south leads the nation with the highest numbers of units sited.

Not only are the numbers impressive, but the availability of manufactured homes for low and moderate income groups are significant in light of the fact that average new housing costs are skyrocking. The average cost of a single family site-built house in 1982 was $67,800 while a manufactured home costs $19,700.

The popularity of this housing alternative has created a number of issues for federal, state, and local governments. The federal role has been primarily in the area of establishing standards and regulations for the construction materials and minimum configuration included in a manufactured home. There is no question that federal involvement has made manufactured housing safer and more attractive as an alternative for home buyers. This is particularly true for the elderly, who are on fixed incomes.

State involvement has also been in the area of developing regulations for minimum standards, as well as, transportation of manufactured homes on state roads. This includes setting weight, length, and width limits and specifying how a unit will be moved. In addition, states have begun to review the taxation structure of "mobile homes." The basic question is whether these units should be taxed as mobile extensions of vehicles (like a freight trailer) or similar to a traditional site built home.

Local governments have been involved in creating regulations, through zoning, which restrict the selection of sites of manufactured homes. Historically, manufactured housing has been relegated to undesirable locations such as, near industrial areas, in floodplains, and gullies. The most common restriction is to limit manufactured home sites to "mobile home parks."

Today, there is a debate regarding whether or not manufactured housing should be sited with traditional single family dwellings. The general trend for this issue would indicate that local municipalities and counties must be more specific and less arbitrary in writing regulations to restrict the location of manufactured homes. The courts have generally viewed manufactured housing as a viable unit within a residential zone. However, they have stated that architecture or other more specific types of standards can be used to identify where manufactured housing may or may not locate.

Local governments have also generated regulations which specify how a "mobile home" will be sited once it is on a given lot. This could include placing skirting around the base of a unit, landscaping, minimum lot sizes, orientation of units, and securing a home to insure its stability during high winds.

Today's "mobile homes" are being made with more options so that buying a manufactured home can be a desirable, as well as, affordable alternative to site built housing. Such items as permanent foundations, built in garages, and large double-wide trailers with no detectable seams make manufactured homes the prefabricated clone of the single family dwelling.

The following citations were the result of online database searches available through DIALOG and LOGIN. The databases used in DIALOG were: The Architecture Database, Encyclopedia of Associations, PAIS International, and Trade and Industry.

The bibliography is classified into nine topic areas which include:

1. Land Use Regulations
2. Impacts on Residential Areas
3. Construction Standards
4. Affordable Housing
5. Tax Issues
6. Trends and Forecasts
7. Parks
8. Value
9. Case Studies

Part I:
Books and Articles

1. Land Use Regulations

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Part II
Selected List of Journals

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ISSN: 0007-3423

City & Town
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Journal of Housing
ISSN: 0272-7374
NAL Call No.: HD7285.J68

Journal of Housing for the Elderly
ISSN: 0276-3893
NAL Call No. HD7287.9.J68

Journal of Property Management
ISSN: 0022-3905

Mobile/Manufactured Home Merchandiser
ISSN: 0191-9768

Planning
ISSN: 0001-2610

Professional Builder
ISSN: 0885-8020

Part III
Selected Associations

Manufactured Housing Institute
1745 Jefferson Davis Hwy.
Suite 511
Arlington, VA 22202

Manufactured Housing Task Force
P.O. Box 2789
Reston, VA 22090

National Manufactured Housing Federation
1015 15th St., N.W.
1240
Washington, D.C. 20005

National Manufactured Housing Finance Association
1350 New York Ave., N.W.
Suite 800
Washington, D.C. 20005